

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
December 12, 2006
7:30 PM

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: KEN LOMBARDI VICE CHAIR: STEVE WALLACE MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

MINUTES

November 14, 2006

PUBLIC HEARING ITEM

1. UP 06-007, DP 06-001, VAR 06-002, OAK PARK CHRISTIAN CENTER NEW SANCTUARY, 2073 OAK PARK BOULEVARD

(This item was continued from the Planning Commission public hearings held on Tuesday, August 22, 2006 and October 24, 2006. On October 24th the Planning Commission closed the public hearing and directed staff to prepare a draft resolution to approve the project. However, on November 14, 2006, the Planning Commission voted to reopen the public hearing.)

The applicant, Oak Park Christian Church, is requesting approval for the following applications: Development Plan - to construct a 16,600 square foot sanctuary expansion; Use Permit - for an expansion of the *religious assembly* use and shared parking with the adjacent Pleasant Hill Elementary School site to the west; and Minor Variance - to allow: (1) a sanctuary building height of 38.5 feet where a maximum of 35 feet is allowed, and (2) a roof-mounted steeple to be 52.5 feet above-grade level where a maximum height of 43 feet is allowed for roof-mounted accessory structures. The subject site is located on the south side of Oak Park Boulevard, near the intersection of Pleasant Hill Road and Oak Park Boulevard. Assessor's Parcel Numbers: 170-020-014 & 170-020-037.

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment D](#)

[Attachment E \(part 1\)](#)

[Attachment E \(part 2\)](#)

[Attachment E \(part 3\)](#)

[Attachment F](#)

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

2. REVIEW OF THE DRAFT AGENDA FOR A REGULAR MEETING ON JANUARY 9, 2007

The next meeting of the Planning Commission will be a regular meeting on Tuesday, January 9, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to

review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a regular meeting of the Planning Commission on January 9, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.